

The proposed development consists of demolishing the existing 2-story building and constructing a new 7-story mixed use building with below grade parking. The building will include 1,750 SF of street level retail spaces and 99 apartments above in the upper 6 levels. A retail plaza is also proposed in the front of the building that will be an expansion of the sidewalk and allows pedestrians, retailers, and the building tenants to utilize the outdoor space. The building will also have one level of below grade parking for 26 vehicles and bike storage. The building will be a total of 80,370 SF, including the below grade parking areas. Proposed work also includes improvements of sidewalks, curbs, ramps and landscaping along the S Main Street Right of Way.

The project, M12 Apartments, is located at 1221 S Main Street fronting S Main Street and is located close to the intersection of S Main Street and Boren Ave S. The project is located in the DMR/C 75/75-95 zone, which allows a development to build up to 95 feet. The site is also located within the Downtown Urban Center and within the International Special Review District area. The site area is 13,875 SF.

Currently the site contains an existing 2-story commercial building with multiple tenants that was constructed in 1991. Half of the tenant spaces are currently vacant. There is surface parking provided in the front portion of the lot between the building and the street.